



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Raintree and Pima

May 16, 2019

Overview

This Citizen Review Report is being performed in association with a request for a minor General Plan Amendment from AMU to AMU-R of a 5.56+/- acre site and a Zoning District Map Amendment to rezone from C-2 to PCP-AMU-R/PCP-AMU PSD of a larger 13.08+/- acre site located at the northwest corner of Raintree Drive and Pima Road. The proposed project would result in a mixed-use project consisting of a residential community, internalized storage facility, and/or other commercial uses. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone and one-on-one meetings since February of 2019. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide,

3-ZN-2019
05/20/19

as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on March 11, 2019 at the Scottsdale Airport for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign. No one, other than the development team, attended the Open House. However, the outreach team will continue to be available to respond to any neighbors who have questions or comments. The outreach team has received no further questions since the neighborhood Open House.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)** ☐ **Public Hearing Notice Sign (Red)**

Case Number: 866-PA-2018

Project Name: _____

Location: Near the NWC of Raintree Dr and Pima Rd

Site Posting Date: March 1, 2019

Applicant Name: Joh Berry

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

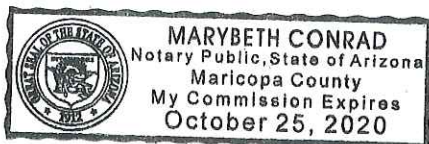
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Liggett
Applicant Signature

3/1/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 18th day of March 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday, March 11, 2019
Time: 5:00 P.M. - 6:00 P.M.
Location: Scottsdale Airport
(15000 N. Airport Drive)- Stearman Room

Location: Near the NWC of Raintree Drive and Pima Rd
Project Overview:

- Request: The request is for a minor General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use- Residential (AMU-R) of a 5.56+/- acre site and a Zoning District Map Amendment to rezone from Central Business (C-2) to Planned Airpark Core- Airpark Mixed Use Residential and Planned Airpark Core- Airpark Mixed Use with Planned Shared District overlay (PCP-AMU-R/PCP-AMU PSD) of a larger 13.08+/- acre site that would result in a mixed-use project.
- Site Zoning: C-2
- Site Acreage: 13.08+/- acres

Applicant Contact:
John Berry 480-385-2727
mh@berryriddell.com

City Contact:
Brad Carr 480-312-7713
BCarr@scottsdaleaz.gov

Case #: 866-PA-2018

Available at City of Scottsdale: 480-312-7000
Posting Date: 3/1/2019

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

• Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal •

3/1/19 13:24:05



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION:

5:00 P.M., 8/29/2019

CITY COUNCIL:

5:00 P.M., TBD

REQUEST: from Central Business (C-2) zoning for 5.6+/- acres to Planned Airpark Core Development -Airpark Mixed Use, Planned Shared Development overlay (PCP-AMU PSD) and 7.5+/-acres to Planned Airpark Core Development -Airpark Mixed Use Residential, Planned Shared Development overlay (PCP-AMU-R PSD) zoning and a non-major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to AirparkMixed Use-Residential (AMU-R).

LOCATION: 8688 E Raintree Dr.

CASE NUMBER: 3-ZN-2019 & 2-GP-2019

Applicant/Contact:

Berry Riddell LLC

480-385-2727

mh@berryriddell.com

City Contact:

Brad Carr, AICP

480-312-7713

bcarr@ScottsdaleAZ.gov

Posting
Date:
8/7/19

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

8/7/19 12:09:48



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number:

3-ZN-2019 & 2-GP-2019

Project Name:

Location:

8688 E Raintree Dr

Site Posting Date:

August 7th, 2019

Applicant Name:

Berry Riddell LLC

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Maria Riddell
Applicant Signature

8/7/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 7th day of August 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



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PLANNING COMMISSION: 5:00 P.M., 8/29/2019

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480-385-2727
mh@berryriddell.com

City Contact:

Brad Carr, AICP
480-312-7713
bcarr@ScottsdaleAZ.gov

Posting
Date:
8/7/19

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

9/5/19 12:56:05



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number:

3-ZN-2019 & 2-GP-2019

Project Name:

Location:

8688 E Raintree Dr

Site Posting Date:

September 5th, 2019

Applicant Name:

Berry Riddell LLC

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

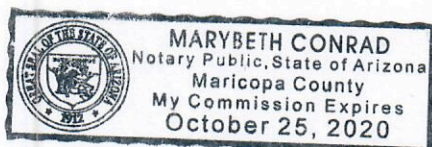
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Marybeth Conrad
Applicant Signature

9/5/19
Date

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Marybeth Conrad
Notary Public

My commission expires: 10-25-20

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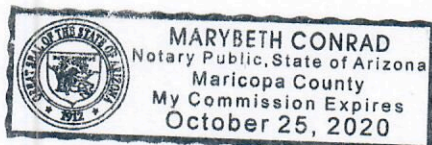
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Notary Public

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CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Raintree and Pima

February 14, 2019

Overview

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ATTACHMENTS:

Notification List

Raintree Pima 750 Ft List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	Parcel Number
101 ENVY RAINTREE LLC	7600 E DOUBLETREE RD STE 120	SCOTTSDALE	AZ	85258	215-52-034L
101 MEGA RAINTREE LLC	9780 E GARY RD	SCOTTSDALE	AZ	85260	215-52-026C
14939 NORTH NORTHSIGHT BOULEVARD LLC	2054 N BAY RD	MIAMI BEACH	FL	33140	215-52-034P
15255 N NORTHSIGHT BLVD LLC	1600 E PLANO PARKWAY	PLANO	TX	75074	215-52-037M
AZP NORTHSIGHT LLC	6621 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	215-52-036L
BANK OF AMERICA NA	101 N TRYSON ST	CHARLOTTE	NC	28255	215-52-039C
CHICK FIL A INC	5200 BUFFINGTON RD	ATLANTA	GA	30349	215-52-039E
DOUBLE ANCHOR INVESTMENTS LLC	14301 N 87TH ST STE 315	SCOTTSDALE	AZ	85260	215-53-005Q
GD KS ACQUISITION COMPANY LLC	PO BOX 2148	MILWAUKEE	WI	53201	215-52-034E
GK INVESTMENTS LLC	2930 N 7TH ST	PHOENIX	AZ	85014	215-52-036K
GREG A HEMSTREET REVOCABLE LIVING TRUST	7440 E PINNACLE PEAK RD UNIT 142	SCOTTSDALE	AZ	85255	215-52-046
HSB NORTHSIGHT LLC/SJF NORTHSIGHT LLC	11440 SAN VICENTE BLVD SUITE 200	LOS ANGELES	CA	90049	215-52-049
JMC HOLDING INC	4000 N SCOTTSDALE RD STE 203	SCOTTSDALE	AZ	85251	215-52-034J
LIBERTY PROPERTY LP	500 CHESTERFIELD PKWY	MALVERN	PA	19355	215-53-103
MAMMOTHROCK LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	215-52-039D
MARTIN KIP	2845 MORRPARK AVE NO 208	SAN JOSE	CA	95128	215-52-035D
MOHAWK PARTNERS LLC	8269 E DEL CADENA DR	SCOTTSDALE	AZ	85258	215-52-035N
NEUSE INCORPORATED	PO BOX 27131	RALEIGH	NC	27611-7131	215-52-035F
NORTHSIGHT LLC	4915 E BASELINE RD STE 105	GILBERT	AZ	85234	215-52-097
NORTHSIGHT SCOTTSDALE CROSSING LLC	14635 N KIERLAND BLVD STE 111	SCOTTSDALE	AZ	85254	215-52-034S
ONE FIVE TWO TWO THREE NORTHSIGHT BLVD LLC	7024 N LONGLOOK DR	PARADISE VALLEY	AZ	85253	215-52-050
PACWEST ENERGY LLC	3450 E COMMERCIAL CT	MERIDIAN	ID	83642	215-52-034T
PATRIOT INVESTMENTS LLC	14860 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	215-52-035K
RAINTREE III/IV PROPERTY OWNER LLC	8800 E RAINTREE DR STE 175	SCOTTSDALE	AZ	85260	217-15-943
RS PHOENIX PORTFOLIO LLC	11601 WILSHIRE BLVD SUITE 1690	LOS ANGELES	CA	90025	215-53-104
SALAMONE JOLLYN A/COTHREN FRED P/JANET	9651 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262	215-52-045
SELVA INVEST GROUP INC	AUTO ZONE INC #3250	MEMPHIS	TN	38101	215-52-047
SUNRISE DEVELOPMENTS LLC	1060 GREAT PASSAGE BLVD	GREAR FALLS	VA	22086	215-52-035H
SYREGELAS HOLDINGS LLC	7388 E SHEA BLVD	SCOTTSDALE	AZ	85260	215-52-034R
VANTAGE FBO HOPE R SHERMAN IRA/ETAL	12565 N 91ST WY	SCOTTSDALE	AZ	85260	217-15-035A
WAL-MART STORES INC	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716-0550	215-52-037N